

“Sabrina” - the back story

How a Congestion Management Agency got into “housing”

San Mateo County
Housing Needs Allocation Subregion
aka
SubRHNA (“Sabrina”)

“...it worked, we’re gonna do it again!”

Duane Bay 04FEB12 for LWVBA

What we did
Why we did it
How we did it
Why it worked
Why C/CAG
What's next?

What we did.

21 local land use authorities chose to self-administer the obligatory Regional Housing Needs Allocation as a “delegated subregion,” then pooled resources to cooperate to on their housing element updates.

Why we did it.

- Local control
- Local optimization / flexibility
- Housing is countywide challenge
- Possibility of resource trading (e.g., water)
- Political positives of leadership & innovation
balanced ambivalence about compromise
- “Cooperation infrastructure” already in place
- Positive peer pressure

How we did it.

- Visionaries kept topic alive for five years
- Champions pursued at city, county, region
- Steady education on advantages of cooperation
- Seized opportunity when timely
- Evolved opportunistic mutation “ad hoc JPA”
- Requirement / opportunity to customize methodology
- Momentum

Why it worked.

Good motives

Enlightened self-interest

Good fundamentals

Actors: Responsible, cooperative, reasonable

Partners: Cal HCD, ABAG ground rules & support

Risk/Reward Balance: Minimal downside

Good luck

Quirk in statutory formula reduced total share

Good foundation

C/CAG's (CMA) "cooperation infrastructure"

Why C/CAG?

- City & County Association of Governments
- Congestion Management Agency (CMA)
- All 21 jurisdictions – special voting rules
- Gradual accretion of sub-regional chores
- Earned trust leads to greater challenges
- Drawn into “housing”, not thrown or pushed

What happened next?

- Housing Element Update Kit
- Common methods such a how to count 2nd units
- HCD promised and delivered consistent review standard for all 21 Housing Element updates
- Countywide GIS layer for all “housing sites”
- Online database of all housing policy programs

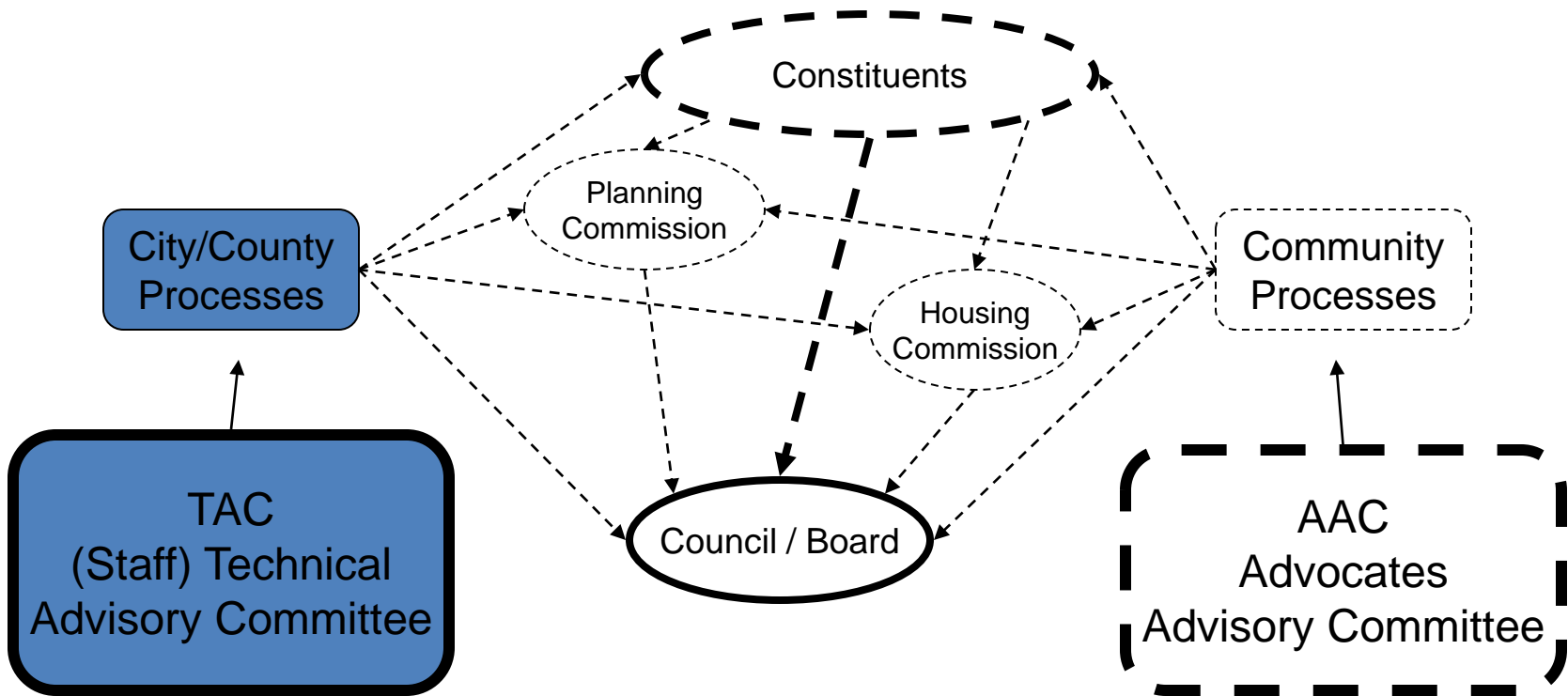
CHEUP

Countywide Housing Element Update Project

aka

21 Elements

www.21elements.org



Tools
&
Info

Baird + Driskell

SMC-DoH

Sub-
contracts

Threshold 2008

Advocacy Organizations

21 Elements

Deliberative Dialogue
Civic Engagement

“Zone for Homes”

Countywide Housing Element Update Project

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Cities

C/CAG

SMC-DoH

Foundations

SVCF

HLC

SFF

Advo Orgs

What's now?

